

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		ALLEN ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	RUSCI JOSEPH/LYNCH GERALDINE			
Owner 2:	TRS/BOWDLEN TRUST			
Owner 3:				
Street 1:	48 ALLEN ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1: RUSCI JOSEPH--ETAL -		
Owner 2: LYNCH GERALDINE -		
Street 1: 46 ALLEN ST		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains 4,937 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2596 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4937		Sq. Ft.	Site		0	80.	1.15	1									454,488						454,500	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4937.000	472,100	5,300	454,500	931,900
Total Card	0.113	472,100	5,300	454,500	931,900
Total Parcel	0.113	472,100	5,300	454,500	931,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		358.98	/Parcel: 358.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	472,300	5300	4,937.	454,500	932,100	932,100	Year End Roll	12/18/2019
2019	104	FV	365,200	5300	4,937.	482,900	853,400	853,400	Year End Roll	1/3/2019
2018	104	FV	385,400	5300	4,937.	352,200	742,900	742,900	Year End Roll	12/20/2017
2017	104	FV	361,300	5300	4,937.	306,800	673,400	673,400	Year End Roll	1/3/2017
2016	104	FV	361,300	5300	4,937.	261,300	627,900	627,900	Year End	1/4/2016
2015	104	FV	321,700	5300	4,937.	255,600	582,600	582,600	Year End Roll	12/11/2014
2014	104	FV	321,700	5300	4,937.	210,200	537,200	537,200	Year End Roll	12/16/2013
2013	104	FV	334,800	5300	4,937.	200,000	540,100	540,100		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Inspected	PH	Patrick H
10/7/2017	MEAS&NOTICE	HS	Hanne S
2/20/2009	Meas/Inspect	189	PATRIOT
2/23/2000	Meas/Inspect	264	PATRIOT
8/10/1993		EK	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	21498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

